

157.0

0010

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
898,500 / 898,500

USE VALUE:

898,500 / 898,500

ASSESSED:

898,500 / 898,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENNETT THOMAS M	
Owner 2: ORFAO ALEXANDRA P	
Owner 3:	

Street 1: 186 WAVERLY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: REWEY NATHANIEL C & -
Owner 2: AGUDELO-REWEY BETTY J -

Street 1: 186 WAVERLEY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 1914 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo	8	Ledge	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	70.	1.20	7									392,281						392,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4680.000	506,200		392,300	898,500		105273
Total Card	0.107	506,200		392,300	898,500	Entered Lot Size	GIS Ref
Total Parcel	0.107	506,200		392,300	898,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	469.44	/Parcel: 469.4	Land Unit Type:	Insp Date
							08/18/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,800	0	4,680.	392,300	838,100	838,100	Year End Roll	12/18/2019
2019	101	FV	356,200	0	4,680.	392,300	748,500	748,500	Year End Roll	1/3/2019
2018	101	FV	356,200	0	4,680.	330,600	686,800	686,800	Year End Roll	12/20/2017
2017	101	FV	356,200	0	4,680.	302,600	658,800	658,800	Year End Roll	1/3/2017
2016	101	FV	262,900	0	4,680.	257,800	520,700	520,700	Year End	1/4/2016
2015	101	FV	192,800	0	4,680.	224,200	417,000	417,000	Year End Roll	12/11/2014
2014	101	FV	192,800	0	4,680.	207,300	400,100	400,100	Year End Roll	12/16/2013
2013	101	FV	192,800	0	4,680.	197,300	390,100	390,100		12/13/2012

Parcel ID 157.0-0010-0003.A

!12369!

PRINT

Date	Time
12/11/20	02:27:49
LAST REV	
Date	Time
09/09/20	15:52:29

mmcmakin

12369
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REWEY NATHANIEL	75380-58	1	8/17/2020		1,050,000	No	No		
COLEMAN WENDY &	65963-243		8/24/2015		895,000	No	No		
SULLIVAN ROSE A	64406-488		10/24/2014		500,000	No	No	ROSE A SULLIVAN D.O.D. 10/5/2010 BK 64406 PG	
SULLIVAN ROSE	23279-328		6/8/1993			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/7/2015	14	Addition	100,000					Remodel kitchen an	9/9/2020	SQ Mailed	MM	Mary M
11/10/2014	1523	New Wind	5,000					Replacement of 15	8/18/2020	Meas/Inspect	DGM	D Mann
10/31/2014	1476	Siding	6,000					Removal of aluminiu	4/14/2016	Left Notice	PT	Paul T
4/13/2012	481	Manual	5,729					insulation	4/14/2016	Measured	PT	Paul T
									5/19/2015	Permit Insp	PC	PHIL C
									5/14/2015	SQ Returned	MM	Mary M
									10/16/2008	Meas/Inspect	189	PATRIOT
									12/21/1999	Mailer Sent		
									12/1/1999	Measured	268	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / / /

